082.0	0002	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	604,500 /	604,500
					USE VALUE:	604,500 /	604,500
					ASSESSED:	604,500 /	604,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		BLOSSOM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RYAN JAMES F & PATRICIA A
Owner 2:	
Owner 3:	
Street 1:	25 BLOSSOM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 1366 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	209,700		394,800	604,500
Total Card	0.110	209,700		394,800	604,500
Total Parcel	0.110	209,700		394,800	604,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.40 | /Parcel: 442.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50704
GIS Ref
GIS Ref
Insp Date 10/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	209,700	0	4,800.	394,800	604,500	604,500	Year End Roll	12/18/2019
2019	101	FV	193,900	0	4,800.	389,200	583,100	583,100	Year End Roll	1/3/2019
2018	101	FV	193,900	0	4,800.	298,900	492,800	492,800	Year End Roll	12/20/2017
2017	101	FV	193,900	0	4,800.	282,000	475,900	475,900	Year End Roll	1/3/2017
2016	101	FV	193,900	0	4,800.	259,400	453,300	453,300	Year End	1/4/2016
2015	101	FV	182,900	0	4,800.	242,500	425,400	425,400	Year End Roll	12/11/2014
2014	101	FV	182,900	0	4,800.	223,300	406,200	406,200	Year End Roll	12/16/2013
2013	101	FV	182,900	0	4,800.	223,300	406,200	406,200		12/13/2012

!6632!

PRINT

Date	Time
12/10/20	21:23:05

LAST REV

Date	Time
07/22/19	14:14:38
apro	
6632	

USER DEFINED

Prior Id # 1:	50704
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13479-495		6/1/1978		38,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/1999	161	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
11/25/2008	Meas/Inspect	189	PATRIOT
2/28/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	277	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	70.	1.18	6									394,800						394,800	

Total AC/HA: 0.11019 | Total SF/SM: 4800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 394,800 | Spl Credit | Total: 394,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99970204
Adj $ / SQ:	168.700
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303964
Depreciation:	94229
Depreciated Total:	209735

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

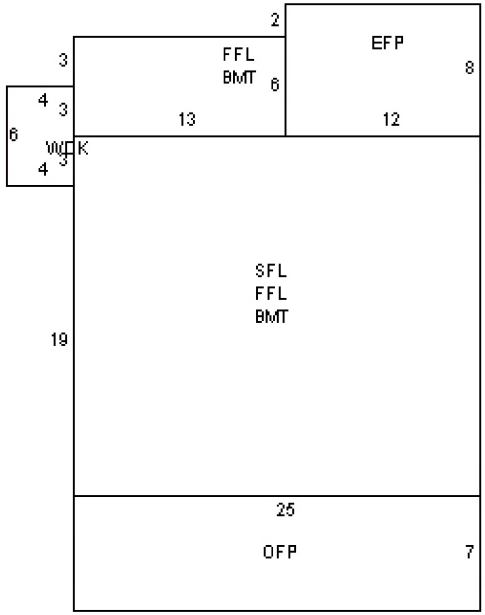
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.70
Special Features:	0	Val/Su Net:	99.81
Final Total:	209700	Val/Su SzAd	178.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	628	60.480	37,981
FFL	First Floor	628	168.700	105,943
SFL	Second Floor	550	168.700	92,785
OFP	Open Porch	175	25.920	4,536
EFP	Enclos Porch	96	55.570	5,335
WDK	Deck	24	16.000	384

Net Sketched Area:	2,101			Total:	246,964
Size Ad	1178	Gross Are	2101	FinArea	1366

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	